



durlings

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Frant Station

Units 6 & 7 Bells Yew Green Business Centre • Bayham Road • Bells Yew Green • East Sussex TN3 9BL  
**Secure Yard & Offices - To Let**      **Yard - 14500 sq ft (1/3 rd acre) & Offices - 495 sq ft**  
Available separately or combined





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## COMMERCIAL

### Location

Bells Yew Green Business Centre is situated in the centre of Bells Yew Green a village approximately 3 miles south east of Tunbridge Wells on the B2169. The estate comprises warehouse, trade counter and other office and light industrial uses, including a children's indoor play centre, and is opposite Frant train station which is main line direct to London in around 1 hour.

### Description

The premises comprise a secure yard, formerly used as a scaffold yard, together with a separate single storey timber office building of approximately together with washrooms.

### Floor Areas

Yard – **14500 sq ft** (1347 sq m)

Office – **495 sq ft** (46 sq m)

These areas have not been measured directly on site and prospective tenants are advised to verify these directly.

### Rents

**Yard - £19,000 pa**

**Office - £6,000 pa**

**or**

**Combined - £25,000 pa.**

Rent/s to be exclusive of all other outgoings

### Terms

New lease/s by arrangement

### Business Rates

Rateable value of £12,979 – for the whole.

Small Business Rates Relief by be applicable. Prospective tenants are asked to clarify this directly with Wealden District Council.

### Service Charge \* last annual charge, for the whole – subject to variation

Electricity	£	546.18
Insurance	£	749.88
Maintenance	£	977.14
<b>Total</b>	<b>£</b>	<b>2,273.20</b>

### Viewings

By appointment and accompanied

### Important Note:

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

**Contact Rupert Farrant  
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